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Acknowledgements

Each of the following Design Review Board members made significant contributions in the preparation of these Guidelines:

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Background

The Simsbury Board of Selectmen established the Design Review Board in December 1988 to serve as an advisory body to the Planning and Zoning Commissions on matters of site and building design. There are seven regular members and three alternates, all of whom are appointed and are qualified to serve by reason of training or experience in Architecture, Site Planning, Landscape Architecture, Historic Preservation, Professional Engineering, Graphic Design or other discipline as determined by the Board of Selectmen. The Design Review Board is appointed on a two-year basis and is responsible for reviewing applications according to design guidelines and making recommendations to the Planning and Zoning Commissions.

The Town's 1994 Plan of Development and Implementation Guide designated the Design Review Board to play a primary role to "develop guidelines for community design and appearance", and in partnership with the Planning and Zoning Commissions, "to develop a publication containing land use design standards appropriate to Simsbury." This document is the result of that request.

The underlying principles of this document reflect the philosophy of the Design Review Board. Specifically:

- Quality design is a study of relationships – connections among individual structures in the built environment, the natural landscape, the historical context, and the people who experience it.
- Architecture and landscape design should emerge from local climate, topography, history, and building practices. Individual projects should link seamlessly with their surroundings, transcending style.
- Preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of our community.
- The whole of Simsbury is greater than the sum of its parts.

Simsbury is the quintessential small, post-industrial New England town. What began as an early settlement in the 1600s became a farming community in the 1700s, a manufacturing town in the 1800s, and is today a viable balance of agriculture, commerce, industry, and housing. Vestiges of the town's evolution are apparent in its settlement patterns, historic architecture, and variety of natural and cultural resources.

Simsbury's natural resources include a variety of topographical landforms, agricultural and natural open spaces, woodlands, and watercourses. Visual resources encompass ridgelines, meadows, woodland walks, and scenic roadway vistas. Its cultural resources include agricultural and recreational open space, a unique manufacturing industry, distinct villages, school campuses, a well-defined historic Town Center, and an array of other notable historical, commercial, and residential architecture.

However, what makes Simsbury so attractive and liveable is more than the breadth and depth of those resources. It is the cohesive way those assets fit together to create a distinctive, engaging, and functional small town - a town shaped over many years through meaningful human interaction with the natural landscape. The relationship between human and habitat (brought together by imagination and a deep understanding of "place") has created a sense of belonging. It is that relationship, the concepts of reality, place and belonging, (as preserved over time) that have forged Simsbury's character. It is that relationship that remains most vulnerable to change.

That said, this document serves to address the following questions:

- What is the community's vision for its future?
- How can the Town manage change so that it enhances, rather than undermines, Simsbury's general character?

With those questions in mind, this document provides a framework around which public discussion can begin. The authors believe that public dialogue is the best way to achieve a durable set of guidelines that reflect the community's vision of what Simsbury should look like and how it should function in the future.

It develops guidelines for evaluating future development - guidelines that are a dynamic instrument and flexible in response to site-specific needs. They are not a rigid set of prescriptive codes but are a basis for interpreting design in the context of Simsbury's unique character.

There are two parts to this section: **General Standards** which address the topics of site design, architecture and signage applicable to all landscapes within the Town of Simsbury, and **Character Places** which identify unique landscapes related by common resources.

These Guidelines are intended to stimulate creativity and, through the design review process, help the applicant pursue designs that complement, and are compatible with, the existing fabric of site and building design in Simsbury.

Each application is unique and no single set of requirements fits all cases. Accordingly, these guidelines are in outline form. Applicants should use the outline as a checklist during the presentation and review process. The Board encourages each applicant to prepare responses in advance regarding these issues, and to present his/her proposal early in the design process so that the Design Guidelines may be incorporated into the design without undue ambiguity or delay.

Much of the success of an application depends on the following four items:

- Applicants read and understand the guidelines as they apply to their projects.
- Applicants come prepared to answer questions based on those guidelines germane to their projects.
- Applicants should appear before the Design Review Board on an informal basis early in the design process in order to avoid misunderstanding and delays.
- Applicants should provide complete documentation (scale drawings, site photographs including existing buildings, color samples, fixture specifications, etc.) at the time of their formal presentation to the Design Review Board. Recommendations on applications cannot be made on partial submittals.

TAB 1 Here

Site and Landscape Organization

"Site planning is the art of arranging the external physical environment to support human behavior. . . . It is not simply a collection of buildings and streets but a system of structures, surfaces, spaces, living things, climates and details."

Kevin Lynch
Site Planning Second Edition

site design:

synthesis of the art of man with the beauty of nature

Relationship to the Natural Environment

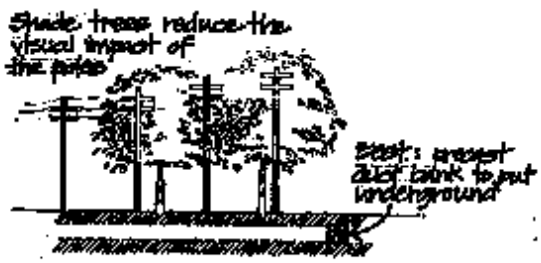
Is the development ecologically responsible?

Does the development recognize the site context and character of the land, and design with it and within it?

Guidelines:

- Identify existing natural features (e.g. mature trees, topographic features, rock outcroppings, etc.), consider as design determinants, and preserve as much as possible. Avoid extensive topographic reshaping and/or clearing.
- Preserve or create scenic views.
- Maintain visual privacy between public and private spaces.
- Minimize adverse impacts and safety hazards on adjacent properties (e.g. noise nuisance, surface drainage, etc.).
- Factor in local climate conditions (including solar and wind influences) when designing for energy efficiency.
- Situate utilities below ground wherever possible and relocate existing overhead services below ground.
- Protect places (e.g. special open space, rare vegetation, scenic water features, wildlife habitat, etc.) which lend a unique character to the specific setting.
- Avoid development on ridgeline or hilltop.

Energy Saving Considerations



Reducing Impact of Utilities

Site and Landscape Organization

Relationship to the Community

Does the site plan maintain pre-existing variety by patterning its design on its cultural and historic context?

Guidelines:

- Continue pre-existing visual patterns (e.g. density, lot size, location of sidewalk and parking areas) in those neighborhoods historically based on functional activities.
- Separate incompatible uses with large open space or natural buffers.
- Allow a mix of uses (where permitted by regulation) of small scale commercial within primarily residential areas.

Buffer Incompatible Uses

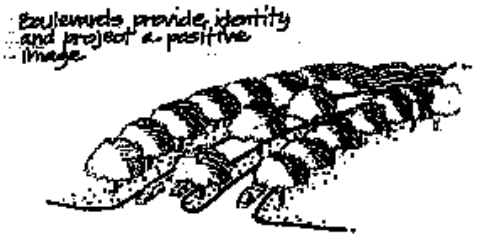
Circulation – Vehicular and Pedestrian

Does the site design provide vehicles and pedestrians with a safe, logical approach and entry to all site use areas and buildings?

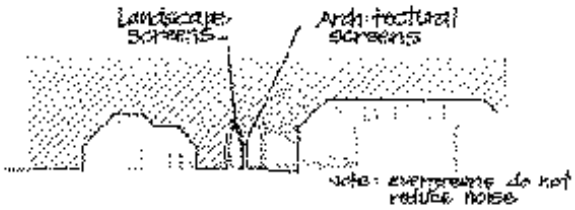
Is equal importance given to the pedestrian as to the vehicle in terms of comfort and access?

Guidelines:

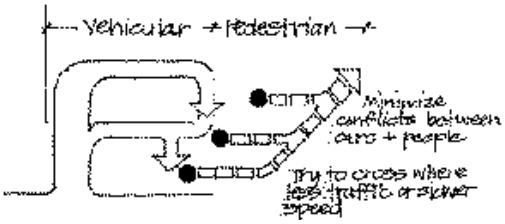
- Locate circulation system close to proposed land use.
- Create permanent planted setbacks from the public right-of-way to meet current as well projected parking requirements.
- Emphasize entrances, exits and internal barriers with site lighting.
- Avoid screens or structures that block sight lines at entrances or while moving through the site.
- Provide safe and convenient handicapped access (i.e., walks, ramps, handrails, and curbs) to blend with the architecture and landscape plan, and to avoid sharp visual contrast.
- Minimize conflicts between pedestrian and vehicle movement with design elements (e.g. grade changes, screens, structures, etc.)
- Minimize traffic lane widths while allowing for vehicular maneuvering.
- Segregate general traffic movement from service traffic/loading docks or outdoor storage facilities.
- Incorporate landscaping and scenic views along circulation system.
- Provide safely textured and decoratively patterned walking surfaces.
- Minimize vehicle headlight glare on adjacent land uses.
- Maintain fire and emergency vehicle access.
- Provide space for snow placement or removal.



Boulevards Ease Traffic Impact



Reducing Impact Between Properties



Create Traffic Hierarchy

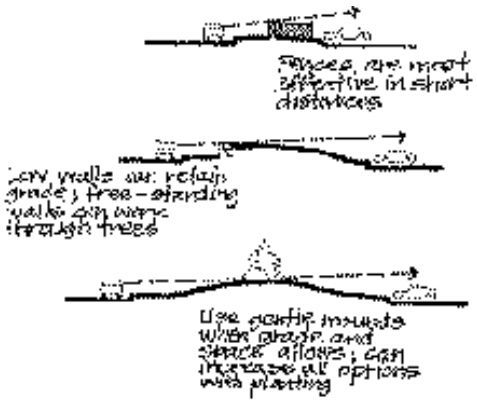
Site and Landscape Organization

Off Street Parking

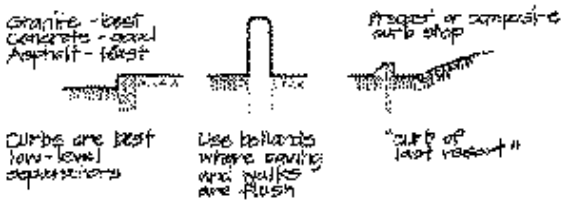
Does the parking, as integrated into the design, provide a positive visual element, or does it dominate the landscape?

Guidelines:

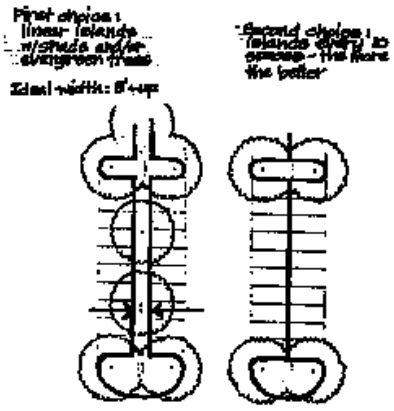
- Create a strong architectural edge by locating the majority of parking at the rear and remainder at the side yard.
- Screen (with landscaping, berms, fencing, etc.) parking area from street view.
- Keep covered parking compatible in scale, character, and detail with the architecture that it serves.
- Provide vehicle barriers (curbs, bollards, or low walls/fences) located to protect and not obstruct adjacent walks, or where required for other safety purposes (e.g. grade changes, traffic lanes, trees, etc.).
- Minimize the use of wheel stops in parking spaces. Use only in areas with no pedestrian movement.
- Protect end row parking from turning movements of other vehicles with curbed landscaped areas.
- Illuminate the parking area for security and safety.
- Locate no more than ten parking spaces in a row without a generous landscaped divider strip.
- Use concrete, stone or similar curbing to contain landscape materials and provide protection from vehicles.
- Maintain a spatial separation or landscape barrier between the parking area and the building.
- Provide space for snow placement or removal.
- Pave and grade parking so that storm water will not cross public sidewalks.



Some Screening Options



Vehicle Pedestrian Separators



Reducing the Impact of Asphalt

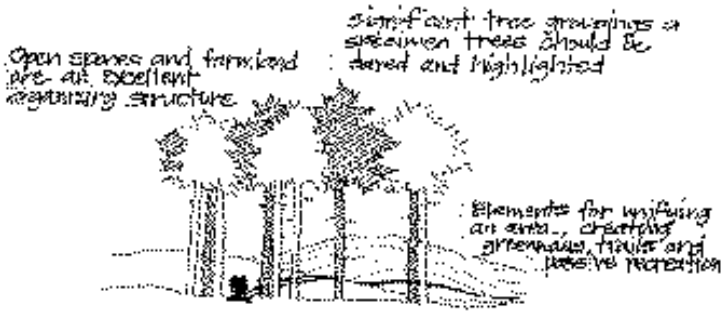
Site and Landscape Organization

Public Spaces

Does the site plan incorporate places for outdoor social activity (i.e. plazas, courtyards, parks, greenways, etc.) that reinforce community life?

Guidelines:

- Encourage planned and/or spontaneous public gathering at convenient, safe, and visually engaging locations.
- Create opportunity for passive recreation in natural wooded or open space settings.
- Locate active recreation open space convenient to roads and public parking.
- Place spatial elements (e.g. green spaces, gardens, or parks) to establish neighborhood landmarks.
- Utilize peripheral green belts to form spatial boundaries separating individual neighborhoods.
- Use greenways and trails to encourage active recreation (e.g. walking, biking).



Creating Public Spaces

Site and Landscape Organization

Landscape and Street Tree Plan

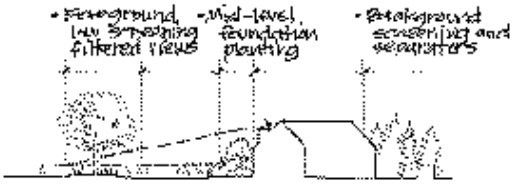
Is the plant material used in a logical, orderly manner that defines spatial organization and relates to buildings and structures?

Does it affirm the historical and regional identity of the location?

Guidelines:

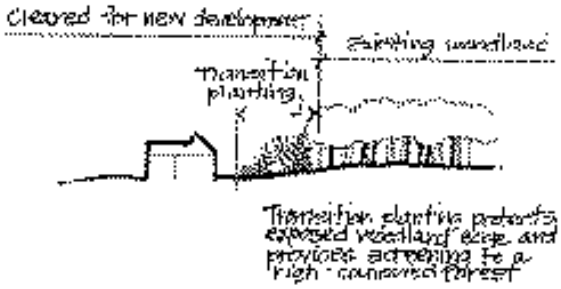
- Prepare and present a comprehensive landscape plan (refer to Appendix A).
- Use indigenous plants to establish 1) continuity with surrounding areas, and 2) a self-sustaining environment. Avoid unusual cultivars.
- Integrate mature vegetation into the design where possible.
- Use plant material as design features and not exclusively as buffers.
- Utilize plant material as transitional edges between new developments and rural or undeveloped land use (agricultural land or publicly used open space).
- Incorporate open space breaks and preserve existing vegetation in large developments with multiple buildings to create identifiable places within.
- Vary plant material (heights and widths) and integrate open space when buffering an adjacent site.
- Balance the quantity of on-site landscaping with the scale of the proposed development.
- Use plant material to screen local climatic conditions (wind and shade) for pedestrian comfort.
- Landscape around buildings to establish continuity within the site, soften the harshness of regrading, and introduce human scale at the sidewalk level.

Landscape and Street Tree Plan ... continued ...

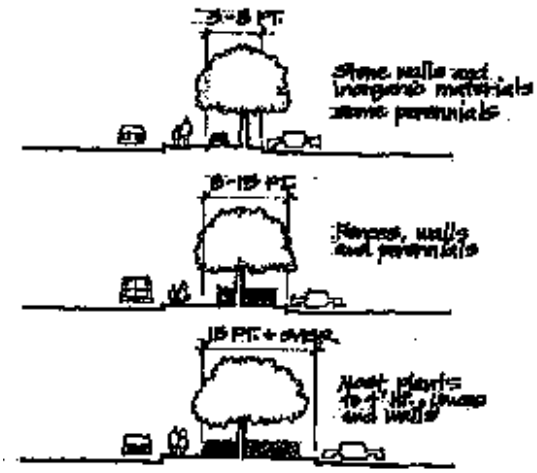


Landscape at All Heights/Distances

- Plant street trees around public and private areas in sufficient numbers and spacing to create canopies at maturity for environmental and spatial impact.
- Choose plant materials that have year-round interest (deciduous color, spring flower, fruits, or branching patterns) as well as their form, texture and shape.
- Protect and incorporate significant quantities of existing trees as design elements, and avoid excessive tree clearing.
- Avoid blocking sight lines at intersections and curb cuts, and avoid conflicts with overhead or underground services.



Protecting Exposed Woodland Edges



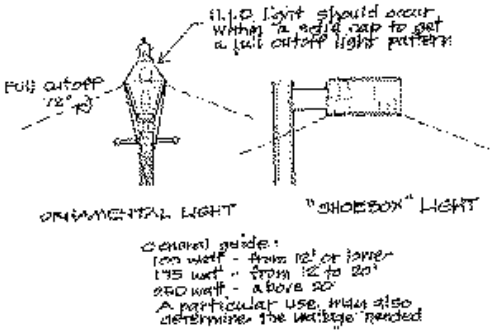
Island Width Treatments

Site and Landscape Organization

Exterior Site Lighting

Is the lighting durable, low maintenance, and functional?

Is its appearance (style, color, brightness, distribution pattern, etc.) consistent with local character?



Some Lighting Considerations

Guidelines:

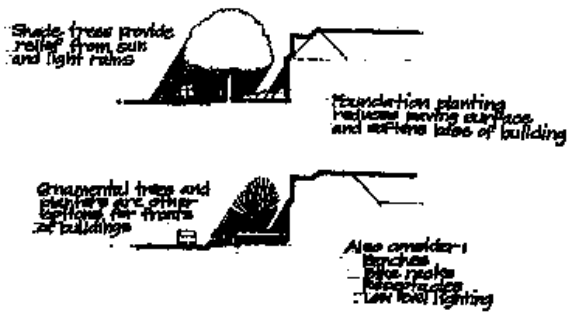
- Locate lighting fixtures to respond to the anticipated use (e.g. signage, site features).
- Avoid relative brightness differences with adjacent dissimilar land uses. Provide photometric data as requested for specific development.
- Use selective night lighting of buildings. Lights should not blink, flash or change in intensity.
- Use lighting fixtures with shielding devices or sharp cut-off refractors to eliminate up lighting. Direct down lighting without light splay off site.
- Conceal the lighting source wherever possible from the public right-of-way.
- Use white light lamps (e.g. metal halide, fluorescent, incandescent) for all new site development illumination. White light is crisp and has true color rendition.
- Do not use low or high-pressure sodium sources.
- Ensure that location of lighting supports does not create a pedestrian or vehicular safety hazard.
- Use lighting standards generally no more than fourteen feet high.
- Use shatterproof coverings for low-level lighting.
- Select a fixture style within the same "family" of standards accepted for specific character areas (e.g. the "Simsbury" fixture for Simsbury Center Zone development).
- Coordinate lighting fixture assembly with architecture it serves.

Streetscape Components

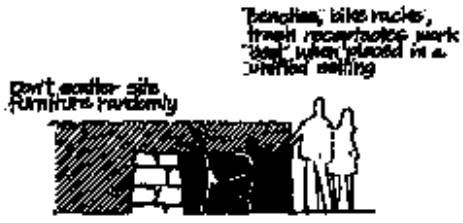
Does the plan promote pedestrian comfort and visual pleasure through the use of well-designed, durable, and useful amenities?

Guidelines:

- Use sidewalks as organizing elements to define public, as separate from private, areas.
- Include benches and/or low walls to encourage pedestrians to gather in places where they will be used without creating an obstruction.
- Enliven street or driveway appearance with design elements (e.g. fences, kiosks, stone walls, pots, planting beds, sculpture, etc.).
- Install trash receptacles where accumulation of trash is likely to occur.
- Strengthen security with adequate area illumination and street visibility.



Incorporate Pedestrian Amenities



Integrate Furniture into Site

Architecture

"In architecture, as in all other operative arts, the end must direct the operation. The end is to build well. Well building hath three conditions: Commoditie, Firmeness, and Delight."

Sir Henry Wotton, 1642.

commodity:
to shelter human activity

firmness:
to durably challenge gravity and the elements

delight:
to be an object of beauty

Relationship to the Site

Does the architecture establish a balanced relationship between prominent natural land features, prevailing vegetation patterns, and adjacent land use development with regard to organization, visibility, and character?

Guidelines:

- Use prominent site features (e.g. topography, rock, mature vegetation, water, etc.) to organize the architectural composition.
- Establish a balanced proportional relationship between the building (mass and scale) and the site (terrain, landscape, views).
- Design primary building orientation (horizontal or vertical) to flow from related landforms.
- Design the main building entrance to be clearly visible and identifiable from the primary vantage points or public right-of-way.
- Provide a logical and visually appealing approach to the entrance.
- Orient the building consistent with energy conservation principles.
- Respect prevailing established building setbacks at both front and side yards.

Architecture

Historic Resources

Does the development directly or indirectly impact historic resources?

Guidelines:

- Treat resources in a manner consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Preserve and/or enhance natural views and features of historical importance.
- Incorporate historic cultural landmarks (e.g. houses, commercial buildings, old stone walls, barns or sheds, fences, tree stands on open space edges, etc.) into new development.
- Preserve and reinforce historic scale, massing, and proportion where applicable.

Form and Space

Do the building forms and surrounding spaces reflect continuity of density, streetscape rhythm, yard setbacks, and community character?

Guidelines:

- Design to create interesting and proportional outdoor spatial relationships between buildings, open space, and setbacks on adjacent sites.
- Establish building rhythms with adjacent building forms for visual continuity.
- Create variety using building clustering, surface recesses, projections, and open space breaks.
- Honor local historic detailing with simple roof forms and shapes.
- Avoid long, large, unarticulated structures which are uninviting and do not contribute to the streetscape.
- Use large open spaces to provide strong, clear boundaries between different land uses or different neighborhood densities.
- Establish visual and functional focal points (e.g. "town green", landmark structure, public park, etc.) for all large developments.

Architecture

Scale, Massing and Proportion

Is the design statement simple, and are the design elements, materials, and details consistent with its contextual setting?

Guidelines:

- Balance the visual relationships of building bulk and size with its site, especially when viewed from a distant vantage point.
- Break larger building volumes into smaller forms to lessen the total building mass and to provide continuity with nearby patterns. Smaller forms could include projections (e.g. overhangs, awnings, etc.) or recesses (e.g. windows) on smaller buildings, or stepping back upper levels on larger buildings.
- Maintain proportions between building height, length and width consistent with prevailing architectural standards. Avoid distortion or exaggeration.
- Create variety through compatibility rather than conformity.
- Strive for visual simplicity rather than complexity.

Rooflines, Facades and Entrances

Are the rooflines simple, functional, and reflective of the broader community building stock?

Does the public face of the building present a clear, well-defined and balanced façade?

Guidelines:

- Consider rooflines of adjacent properties in the design to avoid clashes in style and materials.
- Form a consistent composition between the roof mass and building façade.
- Reference adjacent building roof details (e.g. dormers, fascias, roof pitches, etc.) when applicable.
- Establish horizontal continuity by referencing adjacent prominent façade detail elevations and rhythms (e.g. brick coursing, mouldings, fenestration, etc.).
- Include architectural detailing and apply it consistently throughout the design. Ensure such detailing is compatible with the historical context.
- Build elements (e.g. protective canopies, stairs, columns, wall or roof projections and recesses, etc.) to human scale at sidewalk level to encourage pedestrian use.
- Avoid false detailing (e.g. mansard roofs, partial HVAC screens, truncated roof structures, etc.), which detracts from a building's integrity.
- Accentuate entrances with strong definition and individual legibility for individual tenants.
- Create an agreeable pedestrian environment, including weather protection, convenience, and safety features.
- Arrange window patterns with a balanced spacing and conscious rhythm.
- Observe historic precedents wherever possible.

Inappropriate Roof Lines

Architecture

Materials, Color and Surface Texture

Are the building materials durable and functional?

Is the use of color and texture reflective of local style and community character?

Guidelines:

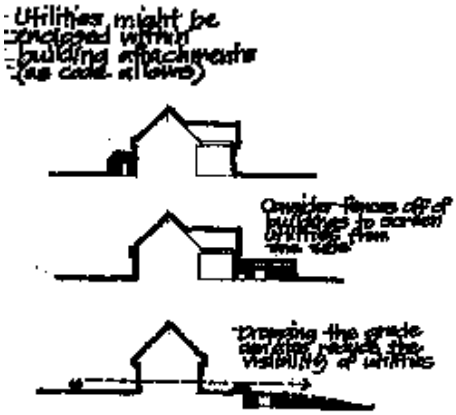
- Limit the number of different materials on the exterior building elevation to avoid visual overload.
- Avoid large, unarticulated or monolithic areas on street façades. Use detailing to add relief and shadow patterns to otherwise flat façades.
- Create visual variety, aid in climate control, and establish character by creating shadow patterns using architectural elements (e.g. overhangs, trellises, projections, reveals, and awnings).
- Use natural materials in their traditional applications (e.g. wood, stone, brick, glass, metal, etc.) and avoid wherever possible the use of vinyl or aluminium siding, exterior insulation and finish systems, etc.
- Coordinate all exterior elevations of the building (color, materials, architectural form, and detailing) to achieve continuity.
- Coordinate color scheme and materials with neighboring buildings, and the town as a whole, to reinforce harmony.

Equipment and Service Areas

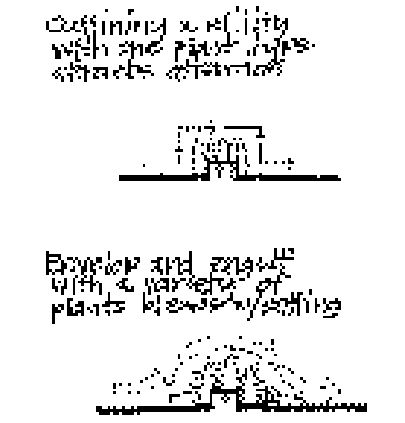
Are building equipment, storage, and service areas integrated into the site plan and architectural composition in ways that minimize adverse impacts?

Guidelines:

- Install new utility service systems underground, and bury all existing above ground services when renovating.
- Conceal views of all roof-mounted equipment (e.g. HVAC, plumbing, exhaust fans, etc.) from the public right-of-way using detailing incorporated into the architectural design as opposed to an applied barrier.
- Screen all ground or concrete pad-mounted equipment (e.g. HVAC, electrical, gas, metering devices, etc.) using evergreen plant materials of different species and size, or architectural detailing complementary to the building.
- Locate and screen accessory buildings and functions (e.g. trash containers, storage sheds, and emergency generators) away from parking areas, walks, and adjacent land use. Use either a variety of evergreen plant materials, or an architectural enclosure in character with the primary building.
- Conceal garage doors and loading areas from view from surrounding streets.
- Protect adjacent residential neighborhoods from noise, traffic, risk of hazards, etc.



Concealing Utilities



Screening the Exposed Utility Box

Signage

"One of the most readily apparent aspects of town character is signage. Since signs are intended to be highly visible and attract attention, they often produce a lasting impression on visitors and provide an indication of the commercial health of a business district."

Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development.

Overview

Does the signage achieve a level of commonality that reflects the character of the neighborhood and town without occurring at the expense of individual expression and design creativity?

Guidelines:

- Integrate the sign into the site plan, and ensure that it complements its surroundings.
- Avoid visual competition with other signs in the area.
- Minimize the number of building and directional signs to avoid repetition.
- Avoid markings on the pavement.
- Refer to Appendix B for approved sign types and specific requirements for a unified sign plan.

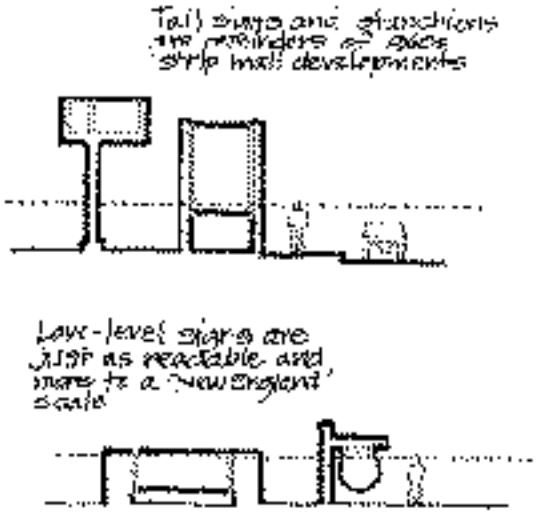
Signage

Relationship to the Site and Architecture

Does the sign design conform to the architectural character of the building in terms of historic era, style, location, and size?

Guidelines:

- Create a new sign proportionate to the dimensions of its location. Avoid exaggerated sign surfaces or individual sign letters on building parapets or other designated areas.
- Integrate signage programs to become a natural part of the building façade.
- At the time of application, replace existing over-sized sign with one more appropriate for the location.
- Directly proportion the overall sign area in relation to the setback from the primary vantage point (e.g. a 32 square foot sign viewed at 30 feet would be the equivalent of a 16 square foot sign viewed at 15 feet).
- Avoid repetitious signage information on the same building frontage regardless of the sign area allowed in the zoning regulations.
- Maintain a space (36 inches minimum) between tenants' adjoining wall signs and a space (18 inches minimum) to the vertical edge of the wall.
- Avoid roof-mounted signage where possible and consider parallel hung signage on the façade. Where roof signs are the only feasible option, ensure that the bottom of the letters or sign are mounted closely to the roof.
- Construct freestanding monument signs at a low height whenever site conditions allow for visibility.
- Avoid top heavy, pole mounted freestanding signs.
- Use driveway directional signs only for projects where circulation is complex and traffic must proceed through the site along a specific path.



The Scale of Signage

Graphics, Text and Information

Does the sign identify the business and street number, and avoid advertising?

Guidelines:

- Do not use advertising and business slogans. Signs may include information describing products sold or services provided.
- Design information to fit properly into the sign location attractively and without visual clutter.
- Avoid use of extremely small letters when the primary vantage is from the street rather than an adjacent sidewalk.
- Use symbols, logos, and illustrations as well as street number for identification.
- Use small-scaled informational signs (e.g. restrooms, elevators, telephones, etc.) that have a uniform appearance, for directing pedestrians.

Signage

Materials, Color and Texture

Do the materials, color, and texture of the signage conform to the architectural character of the building and to the general character of the larger neighborhood?

Guidelines:

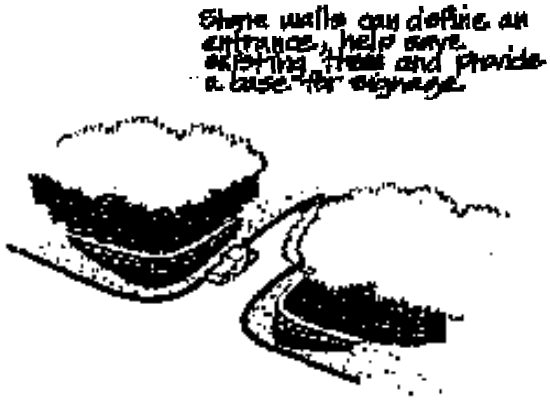
- Use permanent, durable materials (e.g. stone, brick, or wood) on the bases of freestanding signs. Avoid texture-coated sheet metal or plastic.
- Use durable, weather-resistant and vandal-proof materials for the sign.
- Avoid extremely bright background colors (e.g. bright red, orange, or yellow).
- Coordinate sign background, trim, message color, and detail with the architecture it serves.
- Avoid a white or off-white color in a large field of illuminated background.
- Avoid visible raceways and transformers for individual letters.
- Avoid exposed guy wires or supports to stabilize signs.
- Trim edges of flat sheet signs (i.e. plywood) or frame to improve the finished appearance.
- Avoid use of plastic foam letters if possible, or properly cap each letter with plexiglass and secure with studs and glue.
- Use a flat or semi-gloss finish on the surface and avoid a glossy, plastic finish.

Landscaping

Is the sign integrated with the ground plane by using complementary plant materials as part of an overall planting plan?

Guidelines:

- Use durable and low maintenance plant materials with year round appeal at the base of freestanding signs.
- Utilize low walls to define specific plant beds when appropriate to the architecture.
- Irrigate planting beds when possible.
- Screen low-level lighting from view with plant materials.



Landscaping to Define an Area

Signage

Lighting

Is sign lighting used judiciously and specifically to illuminate useful information, and is the intensity consistent with neighborhood standards?

Guidelines:

- Use only back-lit (halo-lit, or reverse pan channel) individual letters on skyline signs located on the upper portions of the building.
- Use only external or back-lit illumination sources when lighting.
- Screen any external spot or flood lighting from view by the passersby.
- Illuminate only the sign surface. Avoid blinding motorists or pedestrians with light spill onto adjacent property.
- Avoid overly bright illumination for signage compared to surrounding lighting level intensities.

TAB 2 Here

Character Places

Introduction

One effective way to understand and become familiar with Simsbury's natural, visual, historical, and cultural resource is by identifying character places – landscapes that share similar physical and cultural development that are the result of interaction between natural and social systems. Dense settlement patterns, or villages, along important transportation routes and broad open space for agricultural use are two examples of distinctly different environments that incorporate natural and visual features and were shaped by man's settlement. Character places include patterns of roads and structures, as well as cultural characteristics that were brought to the land by settlers, have evolved over time, and remain an integral part of the foundation of Simsbury. There are opportunities to harmonize with the existing character and to celebrate the distinctions between each character place by building within existing landscape patterns. The challenge is to identify the sensitivities of each distinct place, to understand how different character places require different design strategies in order to preserve valued resources, and to recommend design guidelines to honor and reinforce rather than to ignore and replace.

It is beyond the scope of this document to evaluate each area or make recommendations regarding specific development. This document profiles each area through photographs and a brief narrative. It also includes suggestions for how development might fit into each area's distinct context by suggesting notable resources particular to each character place.

Just as these character places have been shaped by years of human interaction with the habitat, the design guidelines will be shaped by residents interacting with one another via education and discussion. The following section provides a resource for design ideas and a basis for that discussion.

town center and villages

traffic corridors

open space and farmland

woodland and watercourse

wetlands and floodplain

highland features

Town of Simsbury Map

A. Town Center and Villages

- **Town Center - Hopmeadow Street - East**
- **Town Center - Hopmeadow Street – West**
- **Tariffville**
- **West Simsbury Center**
- **East Weatogue**
- **West Weatogue**
- **Hoskins Station – Westover Plain**
- **School Campuses:**
  - **Ethel Walker**
  - **Master's School**
  - **Westminster School**

Village elements and patterns are familiar to the New England landscape. The village form evolved as a distinct assemblage of buildings coexisting simply and purposefully as an expression of functional relationships (sometimes referred to as a "cultural landscape"). Every component that the viewer sees existed for a reason and very little developed as purely ornamental. The buildings were closely related to the road for efficiency. The supporting buildings such as barns and outbuildings were located in close proximity providing shelter from wind. Front porches and trees planted close to buildings or along roads provided shade in the summer or shelter from rain. Villages supported the markets and became the nucleus of community activity for settlers in outlying areas.

Most villages shared similar physical conventions. For example, the village provided a variety of mixed uses – in addition to housing, there were places for assembly, education, and religious activity as well as for commercial and industrial development. Shops, workplaces, schools and residences for all income groups were located in proximity. Distinct neighborhoods were roughly defined within a five-minute walking distance from center to edge. The village displayed a clear perimeter as defined by broad open space or a "green belt" surrounding the settlement center. Typically, the open space contained neighboring farms. The size and patterns of streets equitably met the needs of pedestrians and vehicle traffic. Building size and architectural character spatially defined the streets and squares. Parks were distributed and designed as communal places for recreation and social activity. And, finally, civic buildings occupied important places within the community and were symbolic of the community identity.

Each village developed in a distinctive pattern shaped by the circumstances of its location, such as along major transportation routes or rivers. Contrary to the popular belief that most New England towns evolved around a "town green", Simsbury developed in a linear arrangement with a double row of buildings on opposing sides of a primary transportation route. Similarly, the other villages of Weatogue and Hoskins Station were nodes of community activity along the same north-south route. Tariffville, on the other hand, evolved as a mill town located at river's edge to harness available waterpower. West Simsbury developed primarily as a farming village without significant civic, commercial or industrial activities.

Several private school campuses within Simsbury adopted the settlement patterns of traditional villages. Buildings are organized around "common space" for public assembly and share similar architectural characteristics such as scale, form and shape, and façade and material detailing. Surrounding athletic fields provide open space separation from adjoining uses and delineate the edges of the campus site.

While each village is unique, they share many similar landscape patterns and notable physical conventions including:

- Historic structures and sites
  - Residences
  - Storefronts
  - Schools
  - Cemeteries
- Village settlement patterns
- Civic and commercial services
- Recreation
- Neighborhoods

continued on page 40

Hopmeadow Street

Ethel Walker School

Tariffville

West Simsbury Center

Town Center and Villages

Vulnerability to change:

- Cultural qualities
  - Loss of unique community settlement patterns
    - Scale and siting continuity
    - Loss of public landscapes
    - Decline of neighborhood identity
  - Decline of commercial services
  - Loss of recreation and civic facilities
- Historic qualities
  - Loss of historic architecture
  - Loss of historic sites
- Visual qualities
  - Inappropriate siting and scale of new buildings
  - Inadequate upkeep, renovation, disuse, and demolition

Above: View looking north, at Hopmeadow Street and Plank Hill Road, c. 1900. Below: View in September 2001.

B. Traffic Corridors

- **Bushy Hill Road**
- **Route 10/202**
- **Route 185**

The major north-south traffic route is a linear landscape influenced by history and evolving forms of transportation. Originally a Native American trail (Quinnipiac-Tunxis Trail) paralleling the western bank of the Farmington River, the corridor evolved into an important canal route to New Haven as well as an overland transportation road (College Highway). In the mid 1800s the New Haven Railroad was constructed linking many New England towns en route to Canada. Today Route 10 corresponds to the earlier routes, links the villages of Weatogue, Town Center, and Hoskins Station and feeds other major transportation routes both east and west.

Historically the development along this route supported commercial, residential, and industrial mixed-uses. Following World War II, Route 10 experienced the increase of automobile traffic and its associated changes. As the principle commuting route the road was widened for convenience and traffic speed, and various businesses developed in a linear arrangement to serve passing motorists. Typically businesses would grow as extensions of dense settlements. The route north of Hoskins Station represents this linear type of development that grew unchecked. Growth in Town Center, however, had physical limitations - natural "barriers" of river and high ground on the north end, a floodplain toward the east, an industrial complex on the south and high ground toward the west. Weatogue remains a pocket settlement surrounded by residentially zoned areas as well as floodplain toward the east. In that way, Town Center maintained its original "village" context of dense settlement pattern with surrounding buffers of open space and watercourse.

The most common landscape elements along a traffic corridor include parking lots and promotional signage to support the commercial activity. Frequently, however, commercial development has little relationship to the

Bushy Hill Road / Route 44

Traffic Corridors

surrounding natural setting or to the physical form of the community. Fortunately, Simsbury has exceptions to that format. The southern portion of Route 10 has broad vistas across Meadow Plain toward the eastern ridge. The eastern side of Route 10 remains a Restricted Industrial zone with primarily residential zoning on the west. A changing commercial climate may also make this area subject to future development. The commuting routes of 185 and 315 as well as the road to commercial activities in Avon 167 (Bushy Hill Road) are increasingly more heavily travelled and are vulnerable to change.

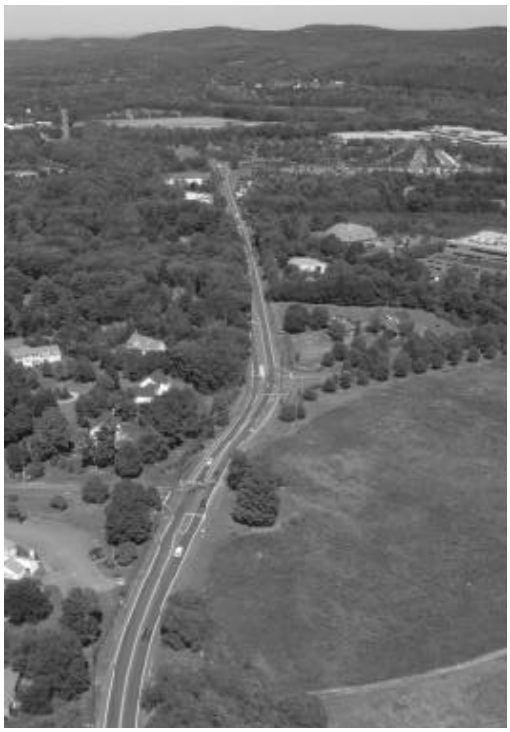
Notable features in traffic corridors include:

- Historic architecture and sites
- Streetscape and landscape patterns
- Scenic landscape views

Vulnerability to change:

- Cultural qualities
  - Disruption of village patterns
  - Widening of roads and increased traffic speed disrupts pedestrian movement
  - Traditional land uses disrupted by traffic movement
- Historic qualities
  - Loss of historic architecture and sites
- Visual qualities
  - Commercial development supplants rural landscape
- Natural qualities
  - Loss of scenic views

Route 10 / 315



Route 10

C. Open Space and Farmland

- **Culbro Tobacco Farms**
- **Curtiss Park**
- **Flamig Farm**
- **Folly Farm**
- **Hall Farm on Old Farms Road**
- **Hopmeadow Country Club**
- **Memorial Park**
- **Nod Brook Field**
- **Pickin' Patch Farm**
- **Rosedale Farm**
- **Public School Properties**
- **Simsbury Farms Recreation Complex**
- **Terry's Plain Historic District**
  - **Case Meadow**
  - **Dewey Flower Farm**
  - **Hall Farm**
  - **Patterson Park**
  - **Pharos Farm**
  - **Wegner Hayfield**
- **Tower Ridge Country Club**
- **Town Farm**
- **Tulmeadow Farm**

Open space in Simsbury and for most of the Farmington Valley was farmland and floodplain at one time. Today, however, with the decline of agriculture the large tracts of farmland remaining are scattered throughout the landscape. Tobacco growing still provides a strong presence in the northern areas of Simsbury, although the continued use of this space is in question.

The cultivated fields of farmland provide expansive areas of open space permitting broad views, offer interesting visual patterns, and stand in pleasing contrast to adjacent denser settlements. The visual elements of this landscape typically include a cluster of buildings strongly related to the road, a combination of cultivated land, wood lots, hedgerows and wetlands, and in the case of the tobacco fields, simply shaped barns of rough sawn texture and minimal detail interspersed throughout the fields.

Open Space and Farmland

In terms of hierarchy, the farmstead residence has primary importance by virtue of its relationship to the road and its amount of architectural detailing. The remaining cluster of buildings is organized by function and utility. The mass of the barn is typically larger and less adorned than the residential building. There are a variety of other structures with independent shapes, forms, and roof pitches that all share a common purpose.

Large shade trees planted around the farmstead parallel the roads and entry drives creating a distinct pattern. The surrounding fields reveal strong geometric patterns, which have a direct relationship to the surrounding soil types, landforms and cultivation techniques.

Not all open space is used for active farming. Succession fields are large areas that exhibit patterns similar to fields used for agricultural; however, the succession fields are partially filled in with brush or small trees and over time will reduce the visual openness. Today residential development occupies a large percentage of Simsbury's buildable land and continued development hastens the reduction of that open space character.

Areas for recreational activities occupy significant open space in Simsbury and contribute to an expansive landscape, most notable being the Simsbury Farms Recreation area occupying a prominent and centrally located knoll. Both active and passive recreation is important to the Town's residents and continued use and provisions for future open space development should be anticipated.

Notable qualities of open space and farmland environments include:

- Historic architecture
- Historic landscapes and patterns
- Open space
- Scenic vistas
- Agricultural soils

Vulnerability to change:

- Cultural qualities
    - Disappearance of traditional landscaping and building patterns
- Historic qualities
    - Loss of historic architecture and sites
    - Loss of historic structures such as walls and fences
- Visual qualities
    - Limits distant views
    - Loss of "green belt" separations of dissimilar uses
- Natural qualities
    - Loss of agricultural soils with non-agricultural development
    - Loss of mature trees and unique landscape patterns with contrasting development patterns.

D. Woodland and Watercourse

- **Farmington River**
- **Great Pond State Forest**
- **McLean Game Refuge**
- **Meadow Pond**
- **State Wildlife Management Area**
- **Stratton Brook Forest**
- **Tariffville Gorge**
- **Tariffville Park**
- **Town Forest**

Most of New England's older towns developed along waterways, which were used for navigation, irrigation, trade, shipping, and, in some cases, as a source of drinking water. In Simsbury, the principal waterway is the Farmington River.

Early settlements such as Town Center, Weatogue and Hoskins Station occurred along the river and near feeder streams such as Hop Brook, Owens Brook, Stratton Brook, and Nod Brook. The occasional farmhouse or stonewall running through the woodland or adjacent to a river provides a record of earlier settlement and a historic context. With new residential development rapidly expanding primarily at the expense of the woodland, the value, contribution, and preservation of the natural environment takes on added importance.

Like waterways, the Town's forests were once important elements shaping the community. Forests provided shelter, lumber, and attracted game. While neither the wetlands nor the forests factor into our daily lives today, both are prominent elements of Simsbury and contribute a strong force in shaping Simsbury's character.

The combined features of water and vegetation offer dramatic landscape views as well as provide a hospitable environment for wildlife. Large ponds provide an expansive view and smaller watercourses or narrow rivers suggest more intimate setting. The dense vegetation surrounding the water edges creates a sense of containment and provides a pleasing background to an interesting and varying landscape.

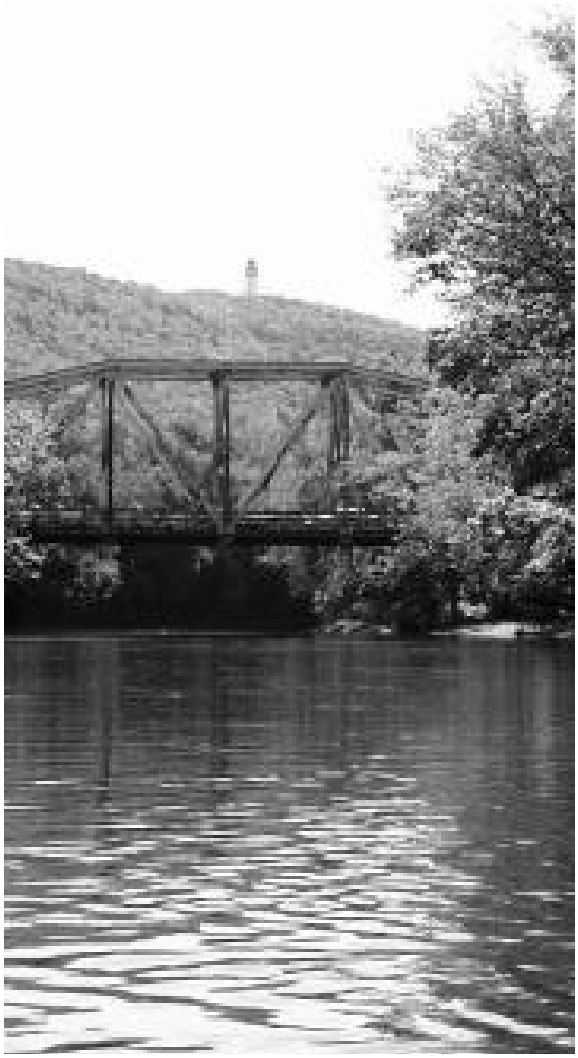
The woodland landscape covers the broadest sections of Simsbury and is characterized by combinations of mature and succession forests with scattered watercourses of streams, ponds, or rivers. For the most part views are limited along roads with the growth typically extending to the street lines adjacent to the roads. The exception is an occasional opening penetrating the forest edge, at a water location, or at the changing composition of deciduous and evergreen trees and shrubs.

The most notable resources for woodland and watercourse environments include:

- Visual interest
- Water features
- Recreation
- Timber
- Wildlife habitat

Vulnerability to change:

- Cultural qualities
    - Loss of recreation and public access with private development
- Visual qualities
    - Modifications to landscape patterns
    - Lack of sensitivity of development design
- Historic qualities
    - Loss of historic record of settlement
- Natural qualities
    - Loss of wildlife habitat with location and density of development
    - Loss of timber with clearing and grading for development
    - Diminishing of water quality due to suitability of soils for septic systems or development proximity to water



E. Wetlands and Floodplain

- **East Weatogue Street Environs**
- **Iron Horse Boulevard Fields**
- **Wetlands along Old Farms Road**

Wetlands and floodplain offer a striking contrast with woodland and open space landscapes. The flat, lowland topography along the Farmington River from the southern portion of town through the north end of Town Center as well as along Old Farms Road provide expansive areas for wetland types of vegetation as well as broad scenic views. Simsbury has several types of wetlands as defined by particular vegetation and the animals supported. According to the Simsbury Land Trust the various types include "river and its tributary streams, year-round ponds, red maple or brush swamps, bogs, wet meadows, and vernal ponds."

Typical of river valley areas bounded by highland ridges, wetlands can be found in numerous locations throughout the Town. At one time the wetlands were broad and extensive, however as changes occur, especially residential development in marginally appropriate areas, the continuity of wetlands has become fractured and the wetlands are increasingly found in isolated pockets throughout the town.

The unique wetland and floodplain vegetation as well as the water provide more than variety and visual interest. The wetlands provide the essential function of water retention and purification and a habitat for the largest amount and variety of life in Simsbury. However, although the Town and State own large sections along the river front as well as tributary streams and marshes, the wetland resources remain vulnerable.

The most notable resources for the wetland and floodplain environments include:

- Natural beauty
- Passive and active recreation
- Wildlife habitat
- Unique vegetation
- Broad scenic vistas
- Water retention and purification

F. Highland Features

- **Talcott Mountain Range**
  - **Talcott Mountain State Park**
  - **Penwood State Park**
  - **Metacomet Trail Overview**
- **West Mountains**
  - **Onion Mountain Park**
  - **The Hedgehog**
  - **The Sugarloaf**

Simsbury's most prominent landforms are the two dramatic geological ridges that flank either side of the river valley – the Talcott Mountain Range on the east and the West Mountains on the west. These prominent ranges rise approximately 500 feet above the valley floor and form distinct edges to Simsbury reinforcing that sense of place. Both ranges are covered with trees, and because of existing construction constraints both are viewed from the valley floor as a natural and scenic environment.

The highlands have a varied and complex geological history that encompasses deposition, deformation, erosion, and glaciations. The western ridge contains a curious collection of knolls (Onion Mountain, Sugarloaf, and the Hedgehog) that are familiar landmarks for the village of West Simsbury. The eastern ridge showcases a notable man-made landmark – The Heublein Tower – as well as a natural formation – King Philip's Cave.

Talcott Mountain State Park and the northerly ridge to Tariffville (Penwood State Park and the Metacomet Trail Overview) are massive formations of ancient igneous rock, dramatically revealed to the valley as a distinctive wall. The ledges of brown-red siltstone, sandstone, and conglomerate in evidence along Quarry Road provided material for many of the distinctive examples of historic architecture along Hopmeadow Street including the Town Hall, the Ensign Bickford Company, and several other businesses housed in what were formerly large residences within Town Center.

Highland Features

This indigenous brownstone has become a signature material for Simsbury and its continued use as an exterior finish in more recent construction provides a symbolic continuity with the past.

Historically there is evidence that Native Americans may have used the ancient trails along the lower ridge of West Mountain. Settlers in the early 1800s harvested the flatlands as well as the ridges for firewood and later for charcoal, eventually stripping the land of trees thereby making the land available for cattle grazing. Many remnants of history exist in the form of stonewalls and fences that recall a time past. Today the mountains have reforested and contain elevated woodland trails and scenic overlooks to the adjacent valley floor providing the public with popular recreation activities.

The most notable resources for the highland environment include:

- Natural beauty
- Background to scenic vistas
- Elevated overlooks
- Active and passive recreation
- Historic structures and trails
- Wildlife habitat
- Geological interest

Afterword

"The issue remains, unsentimentally, reality: the beauty of what we have, how to see it as it is and value it for what it is, how to make it, democratically, more complete and the law of the land."

Vincent Scully, Jr.

Essay for Towns and Town Making Principles
by Andres Duany and Elizabeth Plater-Zyberk

All those who engage in the process of development (builders and developers, architects, landscape architects, surveyors, engineers) as well as those who review their work (board members, planners, lawyers, town officials, and interested citizens) benefit from asking the following:

- How would different development decisions change the way the town feels, looks, and functions, for better or worse?

- Are the tools in place to provide clarity and direction for development, and is the Town getting the result intended?

Communities are complex systems of interdependent elements. Concepts of historic and rural preservation, traditional neighborhood development, and transit-oriented design are only some of the many complicated issues facing contemporary towns. Simsbury has three tools available to address these public issues: design (creativity), policy (regulation), and management (implementation). All are integral to, and must be balanced for, the successful outcome of a design. This document addresses the first tool and provides a framework to broaden public discussion.

It is important to attract and expand the base of citizen support and participation. The values presented here are not an exercise in nostalgia or imitation, but recognition that certain qualities of history, culture and community are interconnected, timeless, and meaningful. Our built environment and the protection of our unique natural and cultural resources are the physical foundation of our society.

Stopping growth is not an option, but it is possible to manage growth so that it strengthens the community's core values. Simsbury can revitalize its village centers, celebrate its heritage, maintain its natural environment, provide for recreation, build on established landscape patterns, and, most importantly, preserve community identity through informed decision-making.

Glossary

Architectural style

The exterior design of a structure as it expresses a particular time, society or individual.

Character

Special characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality. *

Comprehensive landscape plan

A plan, drawn to scale, showing dimensions and details for revegetating an area.**

Cultural/historical resources

Buildings, places, and amenities that transmit the beliefs, social forms, and material traits of the town to successive generations.

Circulation

Pedestrian and vehicular traffic patterns through an area.

Form

Shape and structure of a building as distinguished from its materials.

Human scale

A building's or open space's size relative to the average person. Specifically refers to the relationship between a passing or approaching pedestrian and the structure. A large, monolithic, undifferentiated façade alienates the passerby whereas the same structure built as a complex or as a group of smaller buildings connected with paths, shared gardens, etc., promotes human affinity.

Incompatible use

A use that is incapable of direct association with certain other uses because it is contradictory, incongruous, or discordant. *

Informal review

Presentation made to the Design Review Board during initial stages of design to ensure that the proposal will meet all of the Town's design standards. The informal review provides a forum for consultation prior to a subsequent formal review.

Mass

Expanse or bulk of a building.

Natural resources

Physical characteristics of an area that are not man-made. *

Private space

Areas intended for, or restricted to, the use of a particular person or group.

Public space

Defined open spaces designed for public use; often to foster a sense of community.

Scale

Size of a building relative to its surroundings and users.

Streetscape

The visual image of the streets, including such elements as buildings, open spaces, parking, sidewalks, signage, lighting fixtures, furniture, and vegetation.

Style

The configuration of artistic elements that together constitute a manner of expression particular to a certain time, society or individual.

Topography

The surface configuration of an area, including natural and man-made features.

Visual resources

Those attributes which appeal to the sight, such as scenic vistas, harmonious building styles, and beautiful gardens, etc.

* Definitions and ** abbreviated definitions taken from *A Glossary of Zoning, Development, and Planning Terms,* edited by Michael Davidson and Fay Dolnick. 1999, American Planning Association Chicago, IL

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Simsbury Walk Book. 2000. Simsbury, CT: Simsbury Land Conservation Trust

TAB 3 Here

The Review Procedure

In order to facilitate the review and approval process, minimize delay, misunderstanding and therefore cost, all applicants are urged to use the following recommended procedure:

Step 1: Contact the Town of Simsbury Community Development and Planning Department for discussion and explanation of the process.

For new construction or significant renovations, the process begins with a review of the proposal between the property owner, developer or architect and the Town's professional staff. These early discussions are as critical as any in the design review process to save time and expense since the various applicable regulations and guidelines can be explained more fully as they apply to a specific property before any design plans are finalized.

Step 2: Schedule an Informal Review with the Simsbury Design Review Board.

As the proposal begins to take shape, ask the Community Development and Planning Department to place the proposal on the Design Review Board's Agenda. The goal during such an informal review is to ensure that the proposal meets all of the Town's design guidelines and concerns before completing the more substantial design documentation and drawings required for a formal application.

Informal Presentation Materials required:

- Building and/or sign schematic site plan
- Building and/or sign schematic elevations or perspective sketches
- Photographs of the site from principal vantage points showing existing buildings, natural features, and vegetation
- Material samples and product literature (e.g. paint colors, lighting fixtures, furniture, roofing, siding, etc.
- The Design Review Board may make specific design recommendations for a subsequent meeting, or may waive (if shown sufficient information) the formal review and forward a recommendation directly to the Planning and/or Zoning Commissions

Step 3: Schedule a Formal Review with the Design Review Board.

Prepare a brief written design concept statement for submittal to the Design Review Board that identifies the significant site features, supports the reasoning behind the architecture and site plan proposed, and explains how and why the site features are incorporated into the project design. Request to be placed on the Design Review Board agenda.

Formal Presentation Materials required:

- Site photographs from principal vantage points including: *
  - Existing buildings on and adjacent to site
  - Natural land features (e.g. topography, ledge outcropping, water course, etc.)
  - Mature vegetation
- Signage plan and elevations drawn to scale including: *
  - Site location including property lines and street lines
  - Landscape plan
  - Lettering/graphic design
  - Sign board materials and support details
  - Lighting fixture information if applicable
  - Color samples
- Site design to scale including:
  - Buildings in plan
  - Natural land features - existing to remain and proposed – and contours
  - Parking and circulation plans including:
    - Location and number of parking spaces
    - Pedestrian and vehicular circulation system
  - Landscape design including:
    - Locations of existing to remain and proposed
    - Species
    - Size
    - Quantities
  - Site lighting design including:
    - Parking and circulation locations
    - Fixture style, height, and surface color
    - Lighting source (e.g. metal halide, fluorescent, etc.)

- Miscellaneous site structures including:
  - Trash containers or storage enclosures locations
  - Mechanical or electrical equipment
  - Furniture, art, etc. manufacturer's information

- Architectural design to scale including:
  - Building exterior elevations
  - Accessory structures (e.g. canopies, screens, walls, etc.)

- Material samples including:
  - Roofing
  - Siding and texture
  - Actual colors, not photographic copies.

Note:
* Indicates presentation requirements for sign plan applications. Site plan applications require all items.

Following discussions and comments, the Design Review Board will make one of four motions in referring the application to the Planning and/or Zoning Boards:

- Accept the application as presented.
- Accept with modifications as noted.
- Recommend not accepting the application for specific reasons and request that the application be revised and resubmitted.
- Take no action pending further discussion or resubmission.

Step 4: Submit a formal application for Land Use Commission review.

Complete, submit, and pay the formal application fee to the Community Development and Planning Department for placement on the agenda of a subsequent meeting of the Inland Wetlands, Planning and/or Zoning Commissions, and Simsbury Historic District Commission as applicable. Confer with the Town's professional staff for specific requirements for review presentation materials, procedures, and application deadlines.

Step 5: Submit approved documentation to the Building Department for a construction permit.

Completed construction documentation submitted to the Building Department will be checked for conformance with applicable codes and regulations. Certain technical items may require review by other town departments such as the Fire Department, Department of Public Works, Conservation Commission, and the Water Pollution Control Authority.

Appendix B

Sign Types and Unified Sign Plan

A. Sign Design Guidelines

In evaluating each application, whether formal or informal, the Design Review Board will consider, at a minimum, the following points.

Information: The Town does not regulate a sign's message. However, simple signs with the name of the business and street number are strongly encouraged. Symbols, logos, or illustrations should be legible without clutter.

For buildings with more than one occupant, a Unified Sign Plan is required. The site should have an identifier sign that is generally freestanding and located at the main entrance. Signs for each occupant may be placed on the building and may contain logos and other information unique to each occupant. However, the basic design of these signs should be coordinated with each other and with the main sign at the building entrance. Directory signs can be located in convenient locations close to the building(s) but should not be used as the primary sign at the main entrance.

Color: The Town does not regulate colors, but recommends selecting colors to complement either the body or trim of the structure served. No more than three colors should be used; generally a dark color for background, a contrasting color for lettering, and a third color for emphasis (i.e. borders, motifs, shadowing).

Material: Natural materials such as stone, metal and wood for the sign and its support(s) are favored because they tend to complement most building construction materials and architecture styles. Likewise, painted or stained finishes tend to compliment most buildings better than plastic surfaces. Mass-produced product "trademark" signs are not recommended because they detract from the historic nature of the Town.

Size: The Town regulates the maximum size and height of signage in the zoning regulations. However, appropriate recommended size is dependent on sign location from the primary vantage point and the sign purpose. There are five basic styles:

> **Freestanding:** Primary sign at main/street entrance. Contains business name and street number. The maximum recommended area is a function of the distance from the street line as follows:
>
> - 10 square feet if located within 10 feet
> - 16 square feet if located11-20 feet
> - 24 square feet if located between 21-30 feet
> - 32 square feet if located more than 30 feet
> - Maximum height of sign: 7 feet
> - Maximum height of support posts: 9 feet

Size: continued...

Projecting sign: Primary sign. Hung off of building perpendicularly. Contains business name and street number. Maximum area: 10 square feet. Maximum distance projected from building: 5 feet. Minimum height from ground: 10 feet to the bottom of the sign.

Wall sign: Can be the primary sign containing name and number or a secondary sign with more detailed information such as business hours. Affixed to building close to entrance. Maximum area: the lesser of 8 square feet or 15% of the area of the wall (including doors and windows) to which it is affixed.

Window sign: States the name of the business. Maximum area: 30% of the glass area of the building front. Lighting: None, backlit by the businesses internal lighting.

Directional sign: Used only when necessary. Marks entrance and directs vehicular traffic. Maximum area: 3 square feet.

Lighting / Landscaping: An exterior light source is recommended (internally-lit signs are prohibited by Zoning regulations). The light should be natural, soft light directed towards the sign with no spill-over. High-intensity lighting is discouraged. The light source should be concealed using plantings (for Freestanding signs) or by incorporation into the sign structure.

B. Sign Documentation

When making presentations to the Design Review Board, the presenter should begin with a brief overview of the scope of work. The Board requests sufficient presentation materials to be able to fully understand the design intent. For informal reviews that would include, but not limited to, the following:

- A sketch of the sign drawn to scale and location on the site
- Samples of all proposed materials, colors, etc.
- Literature about, or pictures of, the proposed lighting fixtures and support

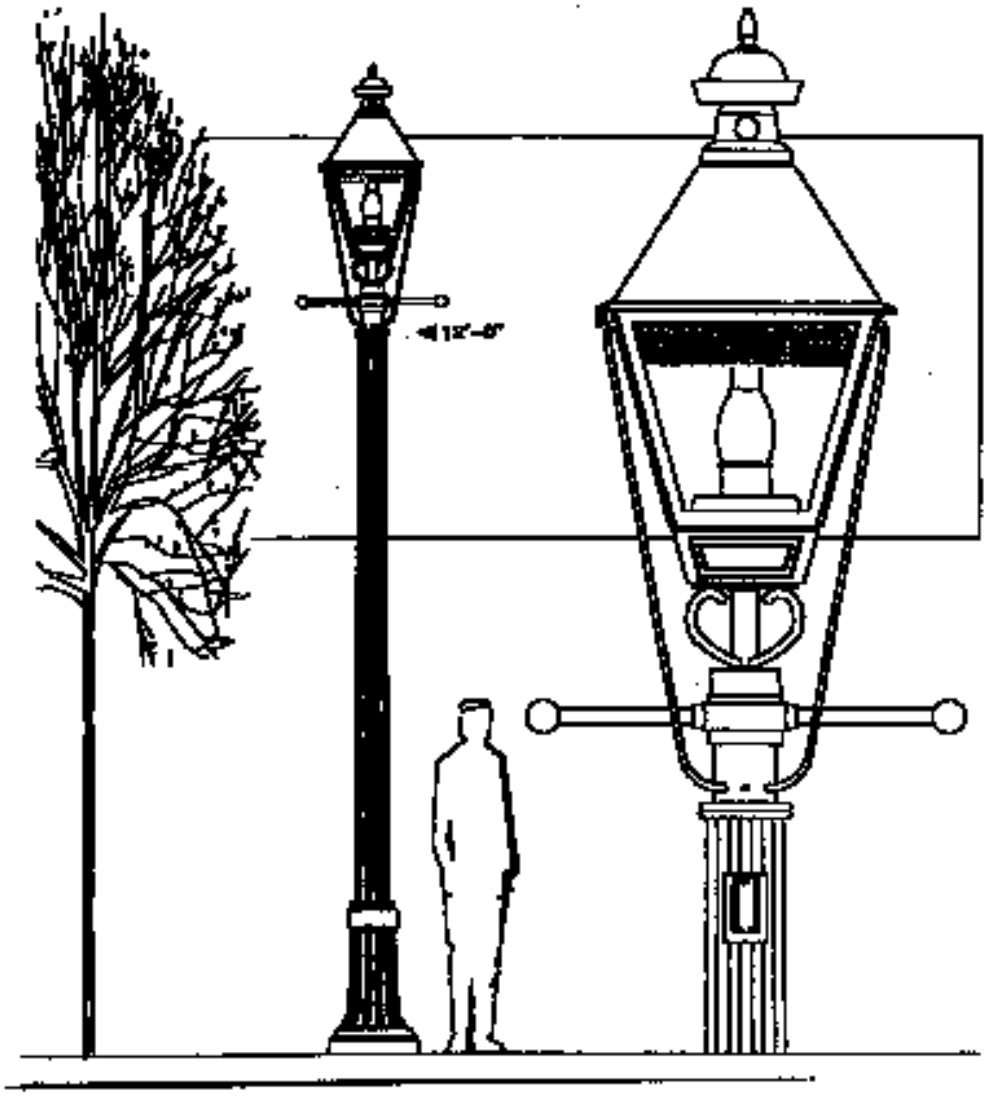
For formal presentations, the presenter should bring all of the aforementioned materials and other materials including, but not limited to, the following:

- A site plan showing the sign(s) location
- A sign elevation drawing done to scale
- Proposed sign content drawn to scale and using the intended lettering style.

Appendix C

Streetscape Standards

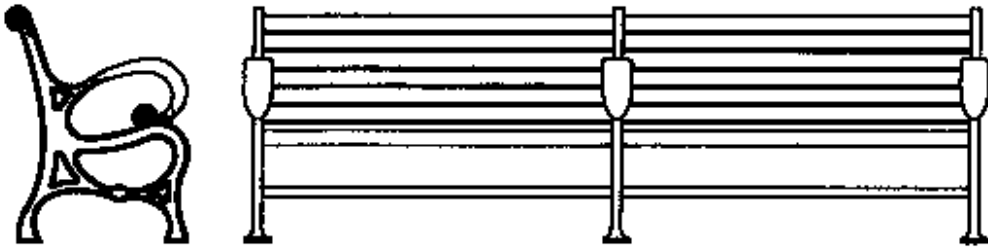
A. Town Center Exterior Lighting Detail



The Simsbury Lighting Fixture
LUMEC, Inc.
Boisbriand
Quebec, Canada

B. Town Center Bench Details

#2119-8



Columbia Cascade
1975 South West 5th Avenue
Portland, OR 97201

C. Open Space Post